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## CANOGA PARK-WINNETKA- WOODLAND HILLS DISTRICT PLAN

A Part of the General Plan of the City of Los Angeles



**CANOGA PARK-WINNETKA-WOODLAND HILLS DISTRICT PLAN**  
CITY OF LOS ANGELES

The Canoga Park-Winnetka-Woodland Hills District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map. Further, certain portions of the text are keyed to numbers on the Plan map to indicate special provisions pertaining to limited portions of the district. These notes are emphasized by darker print.

**Purposes**

**USE OF THE PLAN**

Notwithstanding any other language herein, the Plan does not commit the City to initiate any programs or expend any funds for such programs as may be suggested.

The purpose of the Canoga Park-Winnetka-Woodland Hills District Plan is to provide a guide to the future development of the District for the use of the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the District, within the larger framework of the City; guide development, betterment and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use.

The Plan is **not** an official **zone map** and while it is a guide, it does not imply any right to a particular zone or the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

The Plan is subject to periodic review and amendment.

**OBJECTIVES OF THE PLAN**

1. To coordinate the development of the Canoga Park-Winnetka-Woodland Hills District with that of other parts of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities which will accommodate population and activities projected to the year 2000.

3. To make provision for housing as required to satisfy the varying needs and desires of all persons who choose to reside in the District, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the District:

In hillside residential areas, to:

- a. minimize grading so as to reduce disturbance to the natural terrain and ecological balance.
- b. provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities and with topography and be coordinated with development in the remainder of the City.

4. To preserve well-maintained neighborhoods, particularly single-family, and to rehabilitate areas of deteriorated housing.

5. To promote economic well being and public convenience through:

- a. allocating and distributing commercial lands and related off-street parking for retail, service and office facilities, in quantities and patterns based on sound planning principles and standards.
- b. designating land for industrial development that can be so used without detriment to adjacent uses of other types and proposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.

6. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development.

7. To make provision for a circulation system coordinated with land use and density adequate to accommodate traffic and to encourage the expansion and improvement of public transportation service.

8. To encourage open space for recreational uses and to promote the preservation of views, natural character and topography of mountainous parts of the District for the enjoyment of both local residents and persons throughout the Los Angeles region.

**Policies**

The Canoga Park-Winnetka-Woodland Hills District Plan, in concert with plans for adjoining communities, has been designed to accommodate the anticipated growth in population and employment of the District to the year 2000. The Plan does not seek to promote nor to hinder growth; rather, it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low-density, single-family, residential areas and the conservation of open space lands. Much of the Canoga Park-Winnetka-Woodland Hills District is of hillside and mountainous terrain and as much of the remaining undeveloped lands as feasible is to be preserved for open space and recreational sites.

continued turn to page 2

*Warner Center - Central core area*



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## LAND USE

### Commerce

Standards and Criteria:

The commercial lands (including related parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 2000.

In calculating the allowable floor area for new commercial structures, such calculations shall be based on the buildable area of the lot, i.e., the portion of the lot that is zoned for commercial use.

Commercial buildings in areas designated for community, neighborhood, highway-oriented and limited commerce should be restricted to three stories or 45 feet, in height to insure maximum compatibility with adjoining residential uses.

Along the north side of Ventura Boulevard between Topanga Canyon Boulevard and Winnetka Avenue, the heights of commercial buildings should generally be restricted to six stories or 75 feet. (MAP NOTE NO. 1)

Features		
Limited Commercial . . . . .	Total Acres	88
	% of Total Area	1%
Highway-Oriented. . . . .	Total Acres	220
Commercial . . . . .	% of Total Area	1%
Neighborhood and Office . . . . .	Total Acres	308
Commercial . . . . .	% of Total Area	2%
Community Commercial . . . . .	Total Acres	210
	% of Total Area	1%
Regional Center Commercial. . . . .	Total Acres	230
	% of Total Area	1%
Total Commerce . . . . .	Total Acres	1,056
	% of Total Area	6%

The Plan provides approximately 1,056 acres of commercial and related parking uses. This is 6% of the District Plan area, which consists of 16,735 acres.

The Woodland Hills Business District, consisting of approximately 100 acres, located along Ventura Boulevard between Canoga Avenue and the Ventura Freeway overcrossing, will serve as a focal point for shopping, civic and social activities for that community. This business district should contain professional offices, shops, supermarkets, restaurants and entertainment facilities.



Ventura Boulevard - Woodland Hills Business District

The Warner Center and areas adjacent to it are continuing to develop as a focal point of relatively intense commerce, industry and housing. It is the intent of the Plan to encourage this pattern of development with appropriate controls. To that end, consideration should be given to revising the Warner Ranch Specific Plan. Guidelines for such a revision are discussed in the "Programs" portion of this Plan.

The Canoga Park Business District, consisting of approximately 75 acres located on Sherman Way between Canoga Avenue and Topanga Canyon Boulevard, will serve as the focal point for shopping, civic and social activities for that community. This business district should contain professional offices, small department stores, restaurants and entertainment facilities. Medium and Low-Medium density apartments are proposed to be located nearby.

Fallbrook Square consists of approximately 100 acres located on Fallbrook Avenue between Victory Boulevard and Vanowen Street. It is an automobile-oriented shopping facility serving the entire District.

Commercially designated lands northeast of the corner of Woodlake Avenue and Sherman Place were so designated to allow for orderly expansion of the developing medical complex. Zone changes in this area should be conditioned to encourage the construction of medical or medical-related buildings. (MAP NOTE NO. 2)

#### Gateway to the City

The most westerly portion of the Ventura Freeway, west of Valley Circle Boulevard-Mulholland Drive, is seen as a "Gateway to the City". In order to promote a focus of activities and a special visual effect, areas north and south of the freeway section have been designated for specialized functions. No exact physical boundary is meant to be implied, for it is proposed that the City Planning Commission and the City Council decide the limits and establish the necessary controls (possibly through the specific plan procedure, which would entail a precise development plan or a precise development plan initiated by property owners within the "Gateway to the City" area) in reviewing specific development proposals submitted by the involved property owners. Such plans should include all properties on Long Valley Road at the entrance to the City of Hidden Hills and involve surrounding citizen participation. Restricted tourist-oriented commercial shops, garden offices, restaurants and limited multiple-residential uses are encouraged. The height should be limited to three stories.

#### Housing

Standards and Criteria:

To the extent feasible, new development in areas adjoining highways should be designed with lots siding or backing onto the highway or with frontage on a service or frontage road. Local street patterns designed to discourage through traffic should be used wherever practical.

Housing should be made available to all persons regardless of age, social or ethnic background.

Reasonable provision should be made to meet the needs of moderate- and low-income families for standard housing. Consideration should be given to housing at low cost in locations convenient to shopping, recreation facilities and transportation. In locating low- and moderate-income housing, and senior citizen housing, minor deviations from the land use designations in the Plan may be considered.

The full residential densities proposed by the Plan are predicated upon the development of the designated major and secondary highways and upon adequate fire protection services and facilities. No increase in density should be effected by zone change or subdivision unless it is determined that the local streets and major and secondary highways serving, and in the area of, the property involved are adequate to serve the traffic generated and, in mountain areas, until review and approval by the Fire Department.

Single-family housing located along Topanga Canyon Boulevard south of Ventura Boulevard and north of Mulholland Drive shall be limited to two stories as should residential development west of Mulholland between Valmar Road and Ventura Boulevard. (MAP NOTE NO. 3)

New developments should be provided with usable open space. Housing development near freeways where noise and air pollution would pose special problems should be provided with features to mitigate these adverse impacts.

The intensity of the Minimum, Very Low and Low Density housing land uses in the mountain and hillside areas, as designated on the

map, and the density of the population which can be accommodated thereon should be limited in accordance with the following criteria:

- The adequacy of the existing and assured street circulation system, both within the area and the peripheral area;
- The availability of sewers, drainage facilities, fire protection services and facilities and other public utilities.
- The steepness of the topography of the various parts of the area and the suitability of the geology of the area for development. Notwithstanding the Minimum, Very Low and Low Density housing land uses depicted on the Plan map, wherever average natural slope on a lot is 15% or more, Minimum Density Housing shall apply. In areas designated for Minimum Density Housing, the dwelling unit density shall not exceed that allowed by the following formula; but in any case it should not be greater than one dwelling unit per acre nor less than 0.05 dwelling units per acre.

$$D = \frac{50 - S}{35}$$

Where: D = The Maximum number of dwelling units per gross acre allowable, and

S = The average natural slope of the land in percent.

- The compatibility of proposed developments with existing adjacent developments.
- The adequacy of existing and assured school and park facilities.

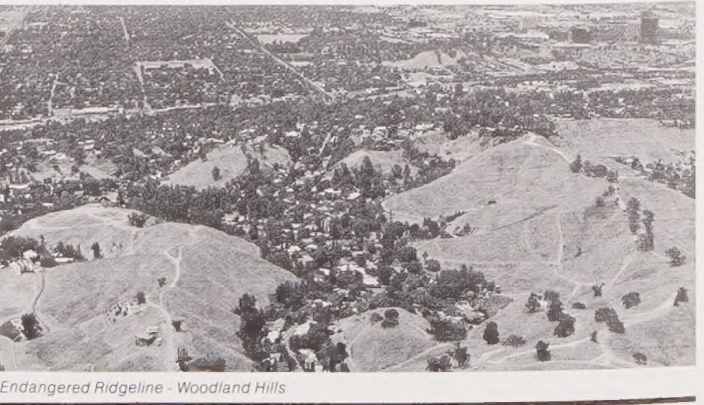
Use of the "cluster concept" and the Residential Planned Development District is to be considered for new residential development in hillside areas in order to preserve the natural terrain, minimize the amount of grading required and provide more recreational land and open space. However, development by conventional subdivision should not be precluded. The "cluster concept" is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area (75% to 80%) in its natural state or in a park-like setting. Density patterns indicated on the Plan map may be arranged to facilitate cluster developments provided that the total number of dwelling units indicated in any development is not increased from that depicted on the Plan map. Housing may be either single-family detached or multiple-unit attached.

Cluster developments should not be granted unless they are in conformance with the following criteria:

- The size of the total development, including clustered and all other portions, should not be less than 15 acres.
- Their density should be compatible with neighboring residential uses.
- A detailed grading plan should be required showing the amount of cut and fill, within 10% accuracy, to be required upon submission of any tentative tract map or change of zone request.
- Setback requirements of the applicable zone shall not be waived.
- At least 15% of the open land should be usable, 5% slope or less, in general to be devoted to recreational activities.
- Open space, park and recreational lands, whether deeded to the City or privately held as open space land, should be protected by provisions which would prohibit any future construction of non-recreational buildings on the protected areas except housing at the Minimum Density level on privately held land.
- Maximum density of development should be that permitted in the Low-Medium I housing category. However, detached single-family dwellings on individual deedable lots is the preferred pattern in clustered areas.
- Individual lots after subdivision should not be less than 12,000 square feet for attached housing and 7,500 square feet for single-family detached housing.
- Cluster housing should be sited so as to insure safety and should conform to the guidelines developed by the Storm Damage Task Force formed in the winter of 1978 and conform to newer standards as they are developed in the future.

The designated "Endangered Ridgelines" on the map are deemed to have irreplaceable scenic value, the views of which shall remain as unobstructed as is feasible. On the top of the ridges and on the hillsides adjacent to these ridgelines, grading and density shall be severely limited and structures shall be constructed to harmonize with the ground form and with the ridge profile.

In the "Endangered Ridgeline" area located west of Topanga Canyon Boulevard and south of Ventura Boulevard, as identified on the Plan map, development shall be restricted to the low end of the Minimum Density designation (.5 units per acre). Cluster types of development shall be encouraged, but not allowed on the prominent ridgeline. It shall be restricted to the lower slopes. Grading shall be held to an absolute minimum in accordance with good grading practices. (MAP NOTE NO. 4)



Endangered Ridgeline - Woodland Hills

Features:\*

Housing Type	Acres	% of Total Area	Dwelling Unit	Population Capacity
Single-Family	11,386	68	39,400	107,900
Multiple-Family	1,027	6	25,638	67,000
	12,413	74	65,038	174,900

The proposed residential density categories and their capacities are:

Resid. Density	Dwelling Units per Gross Acre	Persons per Gross Acre	Gross Acres**	Percent of Resid. Land	Pop. Capacity	Percent of Pop. Capacity
North of Ventura Freeway						
Minimum	.5 to 1	0-4	450	3.6	800	.5
Very Low	1+ to 3	4-12	2,739	22.1	20,400	11.7
Low	3+ to 7	16-20	5,608	45.2	63,500	36.3
Low Med I	7+ to 12	20-32	176	1.4	3,900	2.2
Low Med II	12+ to 24	32-75	194	1.6	10,700	6.0
Medium	24+ to 40	50-100	522	4.2	43,100	24.6
High Med	40+ to 60	80-120	36	0.3	3,600	2.1
			9,725	78.4	146,000	83.4
South of the Ventura Freeway						
Minimum	.5 to 1	0-4	109	0.9	300	.2
Very Low	1+ to 3	4-12	1,157	9.3	8,000	4.6
Low	3+ to 7	16-20	1,323	10.7	14,900	8.5
Low Med I	7+ to 12	20-32	30	.2	700	.4
Low Med II	12+ to 24	32-75	30	.2	1,500	.9
Medium	24+ to 40	50-100	39	.3	3,500	2.0
			2,688	21.6	28,900	16.6
District Totals			12,413	100.0	174,900	100.0

\* For informational purposes only. Does not include unincorporated Los Angeles County territory.

\*\* Gross Acreage includes streets

The 1980 population of Canoga Park-Winnetka-Woodland Hills District is approximately 134,500 persons, an increase of 3% over the 1970 population, which was 130,700. The Plan capacity is approximately 174,900.

The Plan proposes that the Low-Density residential character of the Canoga Park-Winnetka-Woodland Hills District be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses. A number of Minimum Density housing areas are shown on the Plan map. These include undeveloped hilly areas where the natural slope generally exceeds 15% or where vehicular access is deficient and where natural drainage is a problem. Other Minimum Density housing areas are shown where there is a desire and need for estate-size properties and where higher densities would be premature to the needs of the community. The actual density of Minimum Density areas will in many cases be substantially reduced by application of the slope-density formula.

Appropriate residential densities are shown on the Plan map for unincorporated sections of Los Angeles County. This land is generally located west of Valley Circle Boulevard and north of Kittridge Street. It should be considered for annexation during the life of the Plan, if existing development conforms with the Plan.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. A program is proposed to determine the best way to accomplish this. Single-family housing should be made available to all persons regardless of social, economic and ethnic backgrounds. Additional low- and moderate-income housing is needed in all parts of the City.

Development on the "Beachy property," located between Shoup Street, Erwin Street, Nevada Avenue and Oxnard Street, shall not exceed a total of 760 dwelling units. (MAP NOTE NO. 5)

Residentially designated lands north of Vanowen Street and south of the flood control channel and between Topanga Canyon Boulevard and Canoga Avenue and along Topanga Canyon Boulevard north of Saticoy Street and south of Elkwood Street may have an increase in density to that associated with R3 zoning for construction of low- and moderate-income housing. Granting of such density increases to be accomplished following established City procedures insuring the entire bonus to be in low- and moderate-income housing. (MAP NOTE NO. 6)

Areas along Sherman Way, as shown on the map, may be developed as Low Medium-II housing density, provided the project areas are a minimum of 30,000 square feet or incorporate all remaining properties not developed to said densities on a given block face. (MAP NOTE NO. 7)



Industrial Park Development - Warner Center

#### Industry

Standards and Criteria:

Industrial lands are located on a Citywide basis without regard to the boundaries of individual communities or districts, under the general principle that demand for industrial land is regional in scope. Where possible, industrial uses should be concentrated in industrial parks.

Within industrial areas, the height of industrial buildings should be restricted to three stories or 45 feet.

Along the east side of Canoga Avenue between Victory Boulevard and the Ventura Freeway to the midpoint of the block between Canoga Avenue and Variel Street and in the block bounded by Owensmouth Avenue, Canoga Avenue, Victory Boulevard and Vanowen Street, the heights of buildings should be restricted to six stories or 75 feet.

Hotels shall be allowed in the M1 and M2 Zones, for properties fronting on the east side of Canoga Avenue between Victory Boulevard and the Ventura Freeway. Height of said hotels along with the number of rooms and required parking, as well as associated commercial activities and banquet facilities shall be determined by the conditional use procedure in conformance with Section 12.24 B1 (q) of the Los Angeles Municipal Code, if adopted, or by a zone change. (MAP NOTE NO. 8)

Features:

Light Industrial			
Total Acres	450		
% of Total Area	3%		
Limited Industrial		Total Industry	
Total Acres	390	Total Acres	840
% of total Area	2%	% of Total Area	5%

The Plan designates approximately 840 acres of land for industrial uses, in a broad corridor extending from Roscoe Boulevard to the Ventura Freeway between Owensmouth Avenue and De Soto Avenue. This is 5% of the District area.

To preserve this valuable land resource from the intrusion of other uses and insure development with high-quality industrial uses in keeping with the urban residential character of the District, the Plan proposes classifying all undeveloped industrial land, as well as all industrial land used for industrial purposes, in restricted industrial zoning categories, such as the MR Zones.

Lands designated for industrial use along Canoga Avenue between Vanowen Street and Roscoe Boulevard shall be rezoned from M1 to MR1. (MAP NOTE NO. 9)

### CIRCULATION

Standards and Criteria:

Highways, collector streets and local streets shown on this Plan shall be developed in accordance with standards contained in the Highways and Freeways Element of the General Plan and the Standard Street Dimensions, except where environmental issues and planning practices warrant alternate standards consistent with street capacity requirements.

Design characteristics which give streets identity, such as curves, changes in direction and topographical differences, should be emphasized by street trees, planted median strips, parkways and paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development to facilitate driver and passenger orientation and to minimize driving hazards.

Features:

The Plan incorporates and amends the Highways and Freeways Element of the General Plan. The Plan depicts a system of collector streets to direct traffic flow toward major and secondary highways. This designation would more easily permit gasoline tax funds to be used for widening at intersections, if needed, and other traffic control and safety measures.

The circulation system in industrial areas should be designed to accommodate the industrial traffic and to discourage disturbance to residential areas.

The Plan designates several bikeways which are consistent with the adopted Bicycle Plan. Some of these routes connect with bicycle routes in other areas of the City in order to provide a network to facilitate use of this mode of transportation and recreation.

A future rapid transit stop site is located at the intersection of Oxnard Street and Owensmouth Avenue, with a 1,300-foot radius service area indicated. More intensive development equal to Height District 2 shall be permitted within the service area upon completion of the mass transit line and station. (MAP NOTE NO. 10)

### SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan should be developed in accordance with the standards for need, site area, design and general location expressed in the Service Systems Element of the General Plan. (See individual facility plans for specific standards). Such development should be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon substantial compliance with the standards contained in the Service Systems Element of the General Plan.

The Plan proposes two standard types of local parks:

- Neighborhood Parks - minimum site size 5 acres, service radius 1 mile; and
- Community Parks - minimum site size 15 acres, service radius 3 miles.



Open Space - Woodland Hills Country Club

At times it will be necessary for portions of recreation sites to be used for public rights-of-way and easements.

Features:

Publicly Owned I & II		Quasi-Public	
Total Acres . . . . .	1,922	Total Acres . . . . .	194
% of Total Area . . . . .	12%	% of Total Area . . . . .	1%
Privately Owned		Other Public	
Total Acres . . . . .	200	Total Acres . . . . .	110
% of Total Area . . . . .	1%	% of Total Area . . . . .	1%
Total Open Space		Total Public & Quasi-Public	
Total Acres . . . . .	2,122	Total Acres . . . . .	304
% of Total Area . . . . .	13%	% of Total Area . . . . .	2%

Total Acres . . . . . 2,426 % of Total Area . . . . 15%

The Public Schools Element of the General Plan indicates that existing community college, high schools, junior high schools and elementary schools are adequate to serve general District needs.

Child-care centers should be located near schools or employment in order to accommodate the needs of working parents.

Seven new parks are proposed. In some cases it may be necessary to modify their site areas or other standards due to practical considerations of access, e.g., crossing major highways. The proposed parks are listed in priority order, but it is not intended that this should prevent acquisition in lower priority areas if they should become available first. The general locations are:

- Ingomar Street and Woodlake Avenue.
  - Canoga Avenue and Sherman Way
- Corbin Avenue and Victory Boulevard.
  - Hillside areas bounded by the Ventura Freeway, Mulholland Highway and Topanga Canyon Boulevard.
- Oxnard Street and De Soto Avenue.
- Burbank Boulevard, west of Valley Circle Boulevard.
- Canoga Avenue and Dumitz Road.

These proposed community parks still do not fulfill a minimum level of recreation service for the District. Additional park sites are necessary to supply an adequate level of service.

The Plan proposes, with the consent of the Los Angeles Board of Education, use of school facilities for the general public after hours and on weekends. Where practical and compatible with primary use, school grounds should be landscaped and improved to facilitate after-hour recreational use. Elementary School recreational facilities would most likely be used by neighborhood children of both elementary and preschool ages. The more extensive facilities of junior and senior high schools can be used by all age groups, including the use of school auditoriums for community meetings.

The Plan endorses a cultural center in Warner Park, with substantial open space and landscaping incorporated into the design.

The Plan proposes the landscaping and utilization of flood control and power line rights-of-way for open space purposes and/or hiking, bicycle and equestrian trails where appropriate.

The area along the stream bed paralleling Mulholland Drive and south of the Ventura Freeway, including all large oak trees, should be dedicated to encourage passive recreation uses upon development of adjacent properties under the same ownership. (MAP NOTE NO. 11)

Open space is to be dedicated or maintained as open space along Valley Circle Boulevard and Mulholland Drive pursuant to tentative subdivision tracts which are approved but not recorded. (MAP NOTE NO. 12)

## Programs

These programs establish a framework for guiding development of the Canoga-Park-Winnetka-Woodland Hills District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should be initiated as soon as possible following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

It is emphasized that those implementation programs which require the use of public funds for capital improvements will occur only when the funds are available. The Plan suggests the areas in which revenues, when available, should be spent.

### PUBLIC IMPROVEMENTS

#### Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required:

- Continued development of the highway and street system in conformance with existing programs.
- Continued planning and improvements to the public transportation system for the District.
- The planning of bike ways.

#### Recreation, Parks and Open Space

Expansion and improvement of needed local parks throughout the District should be accelerated, where feasible.

The City should encourage continuing efforts by County, State and Federal agencies to acquire appropriate vacant lands for publicly owned open space.

Any Board of Education or other public lands proposed for sale shall be considered for acquisition by the City of Los Angeles for

public use as it becomes available. The suitability of parcels of less than 1 acre shall be considered on a case-by-case basis.

Other Public Facilities

Where feasible, new power lines should be placed underground and the program for the undergrounding of existing lines should be continued and expanded.

PRIVATE PARTICIPATION

Citizen groups should undertake private actions for community improvement such as:

- A. Initiation by property owners, particularly in the areas along Sherman Way and Ventura Boulevard, of programs to increase off-street parking facilities serving adjacent shopping areas.
- B. Promoting street tree planting programs within the publicly owned parkways in commercial areas.
- C. Sponsoring clean-up and beautification programs to improve the general environment. This should include promotion of a landscaping program along railroad rights-of-way.

PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being revised and amended. The following studies for amendments are suggested to aid implementation of the Plan.

- A. Townhouse Zoning: A new zone to provide for attractive single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed Low-Medium density residential areas.
- B. Buffer Strip Zoning: Separation of incompatible uses, particularly residential from industrial and freeways by some form of buffering, preferably of a type which could also serve for recreation, parking or other purposes.
- C. Vertical Zoning: Provision for residential use of the upper floors of high-rise structures or other appropriate combinations of uses.
- D. Annexations: Straightening of the City boundary and annexation of unincorporated islands and fringe areas which could most appropriately be planned and developed as part of the City.
- E. Cluster Open Space Maintenance: Legislation providing for the permanent maintenance of open spaces in cluster developments by the City, other public agencies, developers or subsequent owners. The study conducted for this legislation should consider whether a maintenance requirement should be mandatory and the advantages and disadvantages of having it enacted at the local level as opposed to the state level.
- F. Open Space Tax Relief: Inclusion in the City's Annual Legislative Program, submitted to the State Legislature, of a proposal for tax relief for privately owned lands proposed for conservation and open space uses.
- G. Open Space Acquisition: Establishment of a right of first refusal by the City to purchase privately owned recreational facilities, including golf courses and other privately owned open spaces for continued recreational and open space use.
- H. Specific design criteria to preserve existing ridgelines similar to the criteria in the Thousand Oaks Ridgelines Study of 1978.

ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. The City can initiate redesignation to zones appropriate to the Plan.
- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code may apply for the various zones proposed by the Plan as a proven need arises, phased so that the density and intensity of development will be kept in balance with the availability of street and service system capacities.

Initial zone redesignations should include all changes necessary to maintain the existing density in several mature residential areas. These changes are necessary to preserve the lower density quality of these areas, to establish a framework for guiding development in a manner consistent with the objectives of the Plan and to preserve a viable supply of housing for lower-income families in proximity to commerce, public services and public transportation.

SOCIAL PROGRAMS

Public and private agencies or organizations should continue to seek methods and programs to improve the social welfare of the District, such as:

- 1. Increase the amount of housing available to low- and moderate-income residents, including senior citizens, and
- 2. Provide additional day-care facilities for preschool and school-age children of low/moderate-income families.

FUTURE STUDIES

Canoga Park Specific Plan/Redevelopment Plan

The Canoga Park Business District, along Sherman Way between Shoup Avenue and a block east of De Soto Avenue, has not kept pace with the remainder of the Plan area. The development of several nearby shopping centers has driven away retail business which might otherwise have gone to that district. Likewise, office development has occurred in other areas in Warner Center and along Ventura Boulevard. In order to promote the revitalization and redevelopment of the Canoga Park Business District, the District Plan authorizes the development of a Specific Plan or a Redevelopment Plan for the district.

The following policies are hereby established to guide the development of the Specific Plan.

- 1. Boundaries: The Plan area shall include all properties designated for commercial development on the District Plan and adjacent properties designated for industrial and medium residential development generally along Sherman Way between Shoup Avenue and one block east of De Soto Avenue.
- 2. Aesthetics and Design: In order to improve the visual environment of the Canoga Park Business District, the following measures shall be considered for inclusion in the Plan: sign controls, design review, landscaping requirements, the undergrounding of utilities, setbacks and buffering between commercial and residential uses.
- 3. Revitalization: To encourage the introduction of new businesses into the business district, the expansion of existing ones and the facilitating of access to them, the following programs shall be considered for inclusion in the Plan: the use of UDAG, Community Development and Small Business Administration grant and loan programs and industrial development bonds for rehabilitation and new construction, parking requirements and programs, street improvements and construction of a mass transit line and station.

Warner Center Specific Plan

In accordance with the Concept of the Los Angeles General Plan, Warner Center is the designated Center in the Canoga Park-Winnetka-Woodland Hills District. As such, it is intended to contain "a high intensity of varied urban activities: residential, commercial, cultural, recreational and appropriate industrial uses," linked to other Centers by rapid transit. The Specific Plan for the

Warner Center was adopted in 1971. Mixed residential, commercial retail and office land use is to be encouraged.

The Specific Plan is concerned primarily with vehicular and pedestrian circulation. Since 1971, the Center and areas surrounding it have been continually developing and certain needs have become better defined. For that reason, this District Plan recommends that the Specific Plan be restudied and possibly revised. Its existing provisions should be re-evaluated in order to carry out the provisions of the District Plan. The following policies are hereby established for inclusion in a revision of the Specific Plan:

- 1. Boundaries: So that development may be controlled in a more comprehensive manner, consideration should be given to expanding the boundaries of the Specific Plan: on the north, to Vanowen Street and Victory Boulevard; on the east, De Soto and Canoga Avenues; on the south, the Ventura Freeway, and on the west, Topanga Canyon Boulevard.
- 2. Floor area ratio: Within the expanded boundaries of Warner Center, the Plan should permit a ratio of floor area to lot area of 3:1.
- 3. Height Limit: Within the Core Area of Warner Center, unlimited height should be permitted. The Core Area shall be bounded by Canoga Avenue on the east, by Califa Street on the south, by Topanga Canyon Boulevard on the west and by Victory Boulevard west of Owensmouth Avenue and Erwin Street east of Owensmouth Avenue on the north. Within the remainder of Warner Center, buildings should be a maximum of 11 stories in height, except for those areas designated for a lower limit on the Plan map. Alternatively, consideration should be given to providing a graduated decrease in heights from the core area to the boundaries of the Center.
- 4. Public Transportation: At any time that the overall density of development within the Warner Center as defined in Item No. 2 achieves a floor area ratio of 1:1, any new development shall be contingent upon the existence of an adequate level of multimodal public and private transportation. The adequacy of such a transportation system shall be determined by the General Manager of the Department of Transportation and the Director of Planning.

Alternatively, consideration should be given to tying the density of development in Warner Center to traffic improvements similar to those suggested in the Century City Specific Plan and those suggested by the recently enacted moratorium on certain commercial and industrial development in the Westchester area under CPC §3.456. Consideration should also be given to ensuring that future planning decisions regarding the density of development be coordinated and consistent with the SCAG Regional Transportation Plan for the San Fernando Valley.

- 5. Off-Street Parking: In the absence of adequate public transit, as determined above, any future development shall be required to observe the following off-street parking standards:

Multiple-residential dwellings: two spaces per dwelling of three or fewer habitable rooms and one-half additional space for each additional habitable room per dwelling. Office commercial: one space per 300 square feet of gross floor area. Retail Commercial: one space per 300 square feet of gross floor area. Medical office commercial: one space per 125 square feet of gross floor area. Hotels: As required by L.A.M.C. Section 12.21 A.4.b. Industry: As required by L.A.M.C. Section 12.21 A.4.c.

- 6. Other provisions should also be evaluated for inclusion in a revision of the Specific Plan, including: The possible establishment of a design review committee; design criteria beyond those already established, including the design of rapid transit facilities and their relation to proposed land uses; landscape maintenance criteria; the transfer of development rights, lighting criteria and the like.

Warner Ridge Specific Plan

Much controversy has centered around the issue of how Warner Ridge (more commonly known as Parcel 306) should be developed. The two major alternatives were condominiums at Low-Medium density or single-family homes at Very Low density. Because the alternative of condominiums encountered strong community opposition and the other alternative of single-family homes was not economically feasible, an alternative of commercial development with high-quality office buildings emerged as a means of resolving the impasse. This alternative would result in an office complex with extensive landscaping similar to nearby developments in Warner Center and having heavy emphasis on minimizing adverse impacts on neighboring Pierce College farm activities. The Plan authorizes the development of a Specific Plan for Warner Ridge to provide for the development of the site with office commercial uses.

The following policies are hereby established to guide development of the Specific Plan.

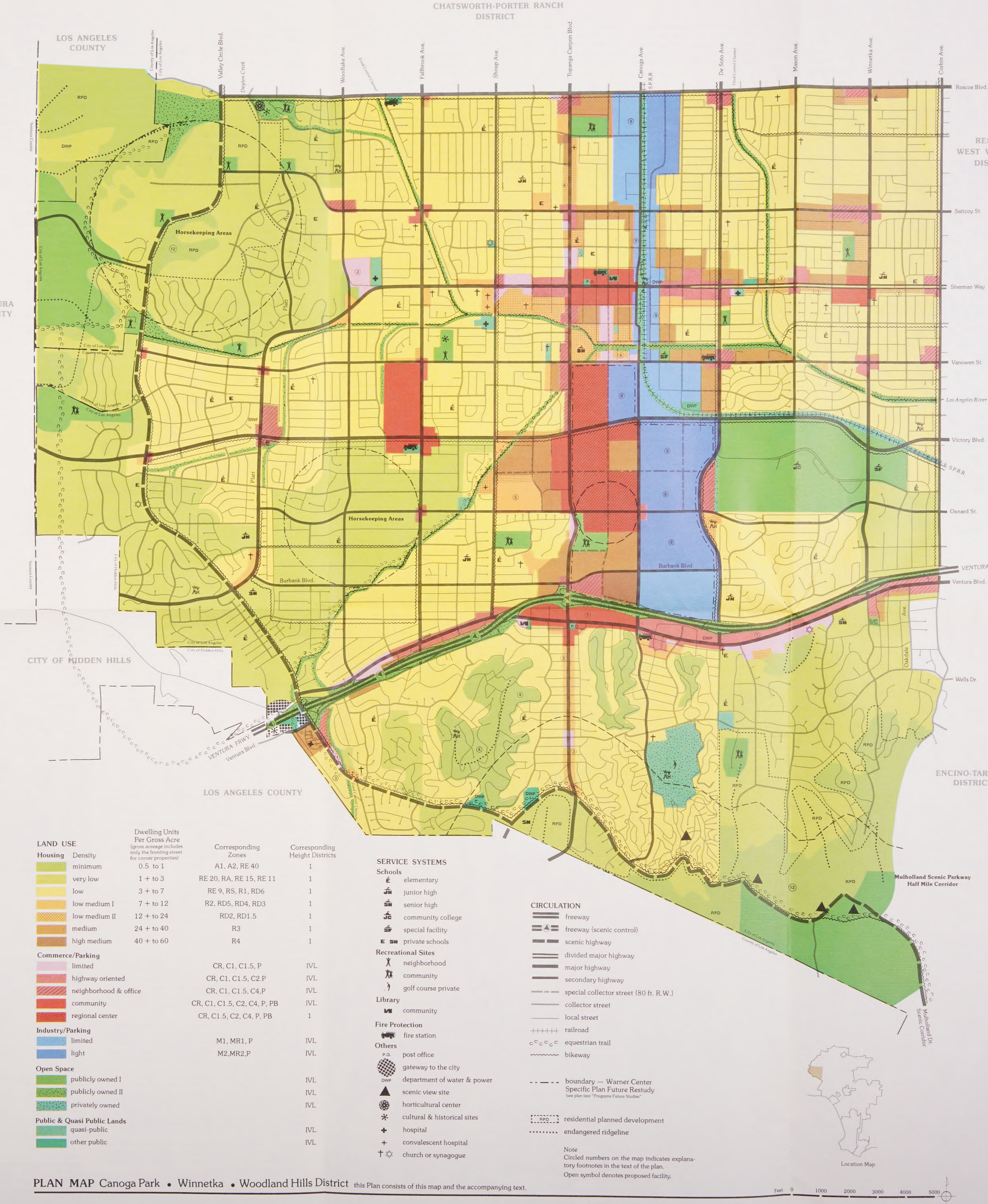
- 1. Boundaries: The Specific Plan shall apply to the property on the east side of De Soto Avenue north of Oxnard Street and west of Pierce College.
- 2. Design and Compatibility: In order to insure that new development is attractive, compatible with Pierce College and adequately accommodates the traffic it will generate, the following measures shall be considered for inclusion in the Specific Plan: sign controls, design standards, landscaping requirements, the undergrounding of utilities, height and bulk regulations, setbacks, buffering between the development and Pierce College, parking and access road requirements and overall building heights and floor area.
- 3. Citizen's Review: To insure community acceptability of the final project proposal, a citizen's advisory committee will be formed and, in part, shall have members representing Pierce College and the Friends of Pierce College.

Woodland Hills Specific Plan

Recently, Woodland Hills has experienced pressure for high-rise office building development similar to that in Encino. Such development is likely to create problems of traffic congestion, parking on adjacent residential side streets, development incompatible with adjacent residences, obstruction of views, adverse visual effects and other problems inimical to the public health and safety. In addition, the appearance of existing development needs improvement. In order to protect the existing high-quality residences south of Ventura Boulevard, insure compatibility between future commercial development and street system capacity and improve the visual environment of the Woodland Hills Business District, the District Plan authorizes the development of a Specific Plan for the Woodland Hills Business District.

The following policies are hereby established to guide development of the Specific Plan.

- 1. Boundaries: The Specific Plan area shall include all properties designated as commercial on the District Plan map along both sides of Ventura Boulevard in Woodland Hills.
- 2. Compatibility: Compatibility shall be insured between future commercial development and street system capacity. In order to accomplish this, the following measures shall be considered for inclusion in the Woodland Hills Specific Plan: floor area limits, setbacks, limitations on lot coverage, landscape buffering between commercial and residential development and increased parking requirements.
- 3. Aesthetics and Design: In order to improve the visual environment of the Woodland Hills Business District and insure compatibility with adjacent residential areas, the following measures shall be considered for inclusion in the Specific Plan: sign controls, design review, landscaping requirements and the undergrounding of utilities.



PLAN MAP Canoga Park • Winnetka • Woodland Hills District this Plan consists of this map and the accompanying text.

- (Attention is called to the description of special requirements in the Plan text for the map noted areas)
- 1. Ventura Boulevard height limit adjustment. (See Plan text Commerce Standards and Criteria)
  - 2. Medical center expansion—Canoga Park. (See Plan text Commerce Features)
  - 3. Residential height limits—Woodland Hills. (See Plan text Housing Standards and Criteria)
  - 4. Endangered ridgelines—Woodland Hills. (See Plan text Housing Features)
  - 5. Development limit—Beady property. (See Plan text Housing Features)
  - 6. Residential density bonuses—Canoga Park. (See Plan text Housing Features)
  - 7. Multi-family housing expansion—Sherman Way. (See Plan text Industry Features)
  - 8. Warner Center industrial height limit, hotel authorization. (See Plan text Industry Features)
  - 9. Industrial zoning—Canoga Avenue. (See Plan text Industry Features)
  - 10. Rapid transit station and land use intensity—Warner Center. (See Plan text Circulation Features)
  - 11. Open space dedications—stream bed—Woodland Hills. (See Plan text Service Systems Features)
  - 12. Open space dedications—Valley Circle Boulevard. (See Plan text Service Systems Features)
  - 13. Recreational use—School Sites. (See Plan text Recreation, Parks and Open Space)



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APPROVED: CITY PLANNING COMMISSION  
ADOPTED: CITY COUNCIL

5-14-1984  
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